



McLean Affiliates, Inc.

Disclosure Statement

June 2024

McLean Affiliates, Inc. has registered as a life plan community with the Connecticut Department of Social Services. Such registration does not constitute approval, recommendation or endorsement by the Connecticut Department of Social Services or the State of Connecticut; nor does such registration evidence the accuracy or completeness of the information set out in the disclosure statement.

Table of Contents

I.	Name and Address of Provider	3
II.	Directors and Officers of Provider	3
III.	Business Experience	4
IV.	Judicial Proceedings	4
V.	Description of Provider and Affiliations	5
VI.	Description of Property	5
VII.	Benefits Included	5
VIII.	Interest on Deposits	10
IX.	Termination of Contract	12
X.	Rights of Surviving Spouse	14
XI.	Marriage of a Resident	14
XII.	Disposition of Personal Property	15
XIII.	Tax Consequences	15
XIV.	Reserve Funding-Escrows	15
XV.	Financial Statements	17
XVI.	Source of Funds	17
XVII.	Condensed Audited Balance Sheet.....	17
XVIII.	Financial Forecast	18
XIX.	Entrance Fees and Periodic Charges	19
XX.	Prepaid Obligations and Actuarial Value	21
XXI.	Required Filings with the Department	21
XXII.	Life Plan Community Contract	21
	Exhibit A – Residency Agreement (included as separate attachment)	
	Exhibit B – Life Plan Community – Additional Services	22
	Addendum A – Statement of Escrow Agent	24

I. Name and Address of Provider

McLean Affiliates, Inc.
75 Great Pond Road
Simsbury, CT 06070

Telephone 860-658-3700
Fax 860-651-1247
Website: www.McLeanCare.org

II. Directors and Officers of Provider

BOARD OF DIRECTORS	
Kathleen Alsgaard, R.N.	Retired, United Healthcare
James Cox-Chapman, M.D.	ProHealth Advisory Board ProHealth Physicians
Jared Gris�	President Successional Capital
Denis Horrigan	Partner and Co-Founder CT Wealth Management, LLC
Michael Paine (Chair)	Vice President Paine’s, Inc.
Linda Schofield	Board of Finance, Town of Simsbury Former State Representative
Philip Schulz	Retired, Managing Partner Pricewaterhouse Coopers
Mark Wetzel	Managing Partner, President Fiducient Advisors
OFFICERS	
Lisa Clark	President, McLean Affiliates, Inc.
Carol Barno	Treasurer, McLean Affiliates, Inc.
Carlene Rhea	Secretary, McLean Affiliates, Inc.

III. Business Experience

McLean Affiliates, Inc. (“McLean”) is a non-stock corporation organized under Connecticut law and exempt from taxation under section 501(c)(3) of the Internal Revenue Code. McLean is a subsidiary of the McLean Fund, a trust, created by the will of Senator George P. McLean. McLean provides a continuum of wellness, residential living and health care services for the elderly. It is widely recognized as a successful organization with a long and rich history of excellent services. McLean is operated on a non-discriminatory basis and affords equal treatment and access to services for all eligible persons.

McLean opened the McLean Health Center in Simsbury in 1971 as a not-for-profit trust dedicated to serving elders and others needing medical care, housing and other services. In 1979, McLean Village opened with 23 barrier free, accessible independent living cottages on the campus. McLean Village expanded in 1998 with the opening of 24 independent living apartments and the Burkholder Community Center. In 2004, 24 more apartments were added to The Burkholder. In July 2022, the Goodrich opened, featuring 35,000 square feet of amenity space and 55 luxury, independent living apartments. The McLean Village now has 103 apartments, 15 cottages, and 13 villas. McLean is registered with the Connecticut Department of Social Services as a life plan community. McLean Village apartments and villas operate as a life plan, entrance fee community for qualified persons aged 62 years or older.

McLean operates a nationally recognized Home Care and Hospice agency. The Health Center consists of 89 beds. All of the beds are licensed skilled nursing beds, including a post-acute care program. The Health Center also includes 71 assisted living units (medical and memory care), including an adult day program and three residential care home units. McLean also operates an Outpatient Therapy Clinic and Boundless Lifestyle Program, and supplies the Meals-on-Wheels for five towns.

IV. Judicial Proceedings

Neither McLean, nor any its officers or directors, have been a party to any criminal, civil or administrative proceedings of any kind described in 17b-522(b)(4) of the Connecticut General Statutes.

V. Description of Provider and Affiliations

McLean is a not-for-profit subsidiary of the McLean Fund, a trust created by the will of Senator George P. McLean. The Trustees of the McLean Fund serve as Directors of McLean. Annually, the Trustees report to the Probate Court in Simsbury. McLean is an independent corporate entity, and the McLean Fund is not responsible for McLean's financial and contractual obligations.

VI. Description of Property

McLean is located in Simsbury, Connecticut on a 125 acre campus. McLean's 4,400 acre Game Refuge, which is operated by the McLean Trust, is not contiguous. McLean's campus is a quiet, wooded community, one mile from the center of town. Many walking paths and gardens grace the campus. It is adjacent to Hop Meadow Country Club.

VII. Benefits Included

McLean is a life plan community. This Agreement is for Independent Living, and as you move to other levels of care, this contract will end once you remove all items from your residence in The Village. You will sign a new Agreement and will pay the new rate that applies. See Termination Section IX. The refundable component of your entrance fee stays on account until you leave the campus and the unit is re-occupied or three years, whichever comes first.

Following is a description of benefits included when you become a resident of McLean Village. These benefits are also outlined in the Residency Agreement that you will sign upon acceptance into the community. McLean's Residency Agreement is attached as Exhibit A to this Disclosure Statement.

A. Your residence, common facilities, services, additional services

McLean is responsible for providing all of the services listed below. We are responsible for maintaining the buildings and grounds, utilities, property taxes, and hiring and supervising all staff. We are committed to our guiding principles to make your life in McLean Village a truly positive experience. Our philosophy of a person-

centered approach extends to all of our programs and services. What does this mean to you? We are dedicated to working with each resident to be sure your needs and interests are paramount whether you are living independently in the Village or become a resident of the Health Center for Assisted Living or skilled nursing care.

1. Your residence in the Village includes the following:
 - Fully equipped kitchen – full sized stove, refrigerator, dishwasher and microwave
 - Washer and dryer
 - Individually controlled heat and air conditioning
 - Curtains or blinds
 - Wall-to-wall carpeting, hardwood flooring, luxury vinyl plank, ceramic tile or combination
 - Phone/cable/internet connections
 - Emergency response system – residents are provided an emergency response system, which is monitored 24 hours a day by a service. If the emergency response system is used inappropriately, you may be charged for the response.
 - Fire safety systems
 - One parking place (see Section D2 on additional parking) (garage in villa)
 - Personal storage area (apartments)
 - Utilities except phone, cable and internet (apartments only)
 - Individual mail boxes in lobby or driveway

2. McLean is responsible for maintaining the buildings and grounds, paying property taxes, and hiring/supervising McLean staff.

B. Services

Unless otherwise specified, the following services are provided under your Monthly Service Fee. McLean reserves the right, in its sole discretion, to adjust services available under the Monthly Service Fee, and reserves the right to charge for additional services outside the scope of the Monthly Service Fee, as outlined in the Fee Schedule.

1. A flexible dining plan account with the equivalent of 25 pre-loaded, full dinners per monthly cycle.
 - a. Dining options include the Burkholder Restaurant, The Pines, Hop Meadow Country Club (with a social membership), Senator's Café, and Pfirman Dining Room. Hours of operation are available in each location.
 - b. You may choose to use two full fare credits per cycle at Hop Meadow Country Club as part of your meal plan.
 - c. Special diets will be considered.
 - d. Dinners may be delivered to your apartment/villa during a temporary illness, without a fee, when approved by the McLean Village Director, for up to ten days per incidence (twice per year). It is also available upon request, for a fee.
 - e. Dinner delivery service to a central location is available each evening, without a fee.
2. A variety of cultural, recreational, and educational activities
3. Social Membership to Hop Meadow Country Club, including access to all activities at the clubhouse, use of the pub, pool (Monday – Thursday), use of facilities for parties and family gatherings, plus tennis and golf at the guest rate (with reservations).
4. As a resident of the life plan community, you are a member of the Boundless Wellness Program. There is a complete list of offerings and some may have additional fees. Individuals not living on this campus are welcome to become members of this Program.
5. Scheduled van or car transportation to local shops
6. Scheduled local van or car transportation to doctors within the Farmington Valley (Simsbury, Granby, East Granby, Avon, Bloomfield, Canton and Farmington)

7. Every other week light housekeeping: which may include dusting, vacuuming, washing bathrooms and kitchen including the floors, changing linens, and twice annually washing the interior windows (no linen service)
8. Our Campus Liaison helps to facilitate transitions and assists with identifying available resources.
9. Building and grounds maintenance
10. Religious services with several area clergy
11. Monthly health clinic is available for health screening, blood pressure monitoring, weight and diet checks
12. Priority access to the Health Center and other McLean health care services
13. Access to the McLean Game Refuge
14. Guest rooms are available for a fee

C. Amenities and Common Facilities

You will be entitled to share with all residents the use of the grounds and common facilities subject to the McLean Village guidelines. McLean may expand, eliminate, or modify common facilities in its sole discretion.

Medical Clinic – Health Center
Burkholder Restaurant
Senator’s Café – Health Center
Pfirman Dining Room – Health Center
The Pines
Grouse & Quail
Private Dining
The Hartford Community Room
Fireplace lounges
Garmany Performing Arts Center
Game Room and Pool Table

Glenn Creative Arts Studio
Fitness Center
Exercise Center
The Harbor
The Refuge
Reading Nook
Gardens and guided walking trails
The Hideaway Salon
Libraries and computers with internet access
Sorenson Media Center – computers and technology support –
Health Center
Auxiliary Gift Shop – Health Center and Village satellite location
Workshop
Terrace overlooking the golf course

D. Services Available at an Additional Charge

The following services are available at an additional charge.

1. Health Services
 - a. McLean offers several levels of care. You will have priority access to all levels of care and health care services.
 - b. There are medical professionals on campus that you may choose, or you may elect to continue to have your own physicians and other health care professionals in the community. McLean has a physician clinic and a dental office located in the Health Center. In addition, a podiatrist is available on a monthly basis. McLean Health Center has outpatient rehab that offers physical, occupational and speech rehabilitation services which you may access as prescribed by your physician.
 - c. McLean Home Care and Hospice is available to provide skilled nursing, therapy and social work services in your residence, if ordered by a physician. You may contract with any other home health care agency of your choice.

- d. A one-hour, free evaluation from a care coordinator is available for the resident, upon request to the McLean Home Care agency. A care coordinator will evaluate the current situation, health concerns, formal and informal supports and provide local, community resources. Additional care coordination visits are available on a private pay basis.
- e. McLean offers a campus liaison to assist you in navigating any changes in levels of care that may arise. The liaison can communicate with your family (if you choose), your medical team and the McLean staff regarding services you may need temporarily or on a permanent basis.

2. Other Services – See Exhibit B

- Additional housekeeping services and clothing exchanges from/to storage
- Special housekeeping for spills and accidents
- Additional outside and covered parking is available. Villas have garages. Guests may self-park in designated areas. Special arrangements must be made for RV parking. You may not store vehicles that do not belong to you in your designated parking places.
- Transportation to airport and other venues.

VIII. Interest on Deposits

A. Entrance Fee

You will be responsible for paying the Entrance Fee for the unit you select. Once your application is accepted, a deposit of 5% of the total entrance fee or \$10,000, whichever is less, is due to hold a unit for 60 days. If applicable, residents of newly constructed units will pay a ten percent (10%) entrance fee deposit upon signing the Reservation Agreement, with the balance to be paid when the Residency Agreement is signed prior to the opening of the new units. You will then sign the Residency Agreement attached at Exhibit A and pay the balance of the Entrance Fee on the date of occupancy. The table in

Section XIX lists the Entrance Fee for each apartment and villa. If there are two of you, then you will pay an additional, second person Entrance Fee. The table does not include Upgrade Fees. If you select any of the upgrade options, the fees will not be considered part of your Entrance Fee.

B. Monthly Service Fee

In addition to the Entrance Fee, you will pay a Monthly Service Fee for your residence and a Second Person Monthly Service Fee if there are two of you. The tables in Section XIX lists the current Monthly Service Fee for each apartment and villa. The Monthly Service Fee (plus any applicable Second Person Monthly Service Fee) will be due on the first day you are entitled to occupy your residence. After you move into your residence, McLean will bill you each month for the Monthly Service Fee, and your payment will be due by the 10th of the month. Your monthly statement will also include additional charges that you may have incurred during the prior month. If you are absent from your residence for more than seven consecutive days for any reason (vacation, hospital stay, or in the Health Center), you will be entitled to a credit toward your Monthly Service Fee. The number of days for the credit will be determined at the sole discretion of McLean.

C. Adjustments to Monthly Service Fees

McLean, in its discretion, may increase or decrease the Monthly Service Fee upon giving you thirty (30) days prior written notice. Factors used in determining any increase or decrease may include, but not be limited to: actual and projected operating expenses, administrative costs and fees, reserves for expansion, lender reserve requirements, capital expenditures, costs of improvements, changes in CPI, changes in taxes, actuarial requirements, state and federal regulations, and changes in contract services.

Note that upgrade fees are not considered as part of your entrance when the refund is calculated.

IX. Termination of Contract

A. Termination by Resident

1. Right to Rescind within Thirty (30) Days of Signing Residency Agreement

You have the right to rescind the Residency Agreement by notifying McLean of your decision to rescind within thirty (30) days of signing the Agreement. You will not be required to move into your residence before the 30 day rescission period expires. If you exercise your right to rescind, McLean will refund, within 30 days, any money you have transferred to McLean less additional costs that McLean incurred due to upgrades or other modifications to your residence, a pro-rated amount of the Monthly Service Fee if you occupied your residence within the thirty day period and a reasonable service charge not to exceed the greater of \$1,000 or two percent (2%) of the Monthly Service Fee.

2. Automatic Cancellation Prior to Occupancy

If, after the thirty (30) day rescission period, you are unable to occupy your residence due to death, illness, injury or incapacity, upon notice to McLean, the Residency Agreement will be cancelled automatically and McLean will refund, within thirty (30) days, to you or your legal representative, all money transferred to McLean, less additional costs that McLean incurred due to upgrades or other modifications to your residence, a pro-rated amount of the Monthly Service Fee if your residence was available for occupancy and a reasonable service charge not to exceed the greater of \$1,000 or two percent (2%) of the Monthly Service Fee.

3. Termination for Any Other Reason

You may terminate the Residency Agreement at any time for any reason after the thirty (30) day rescission period has expired by giving McLean thirty (30) days written notice, unless both parties agree to a shorter notice.

If you terminate the Residency Agreement before the date when your residence is available for occupancy, then McLean will refund to you or your legal representative, within thirty (30) days, all money transferred to McLean, less additional costs that McLean incurred due to upgrades or other modifications to your residence, a pro-rated amount of the Monthly Service Fee if your residence was available for occupancy and a reasonable service charge not to exceed the greater of \$1,000 or two percent (2%) of the Monthly Service Fee.

You may terminate the Residency Agreement at any time and for any reason after occupancy by giving McLean thirty (30) days prior written notice, unless both parties agree to a shorter notice. If you provide notice of termination, you will be responsible for paying all applicable fees and charges until the expiration of the thirty (30) day period, or until you vacate your residence, whichever is later.

Should you move permanently from the Village to Assisted Living or Skilled Nursing care, this Agreement will terminate and you will stop paying the Monthly Service Fee for this Agreement, once all items have been removed from your residence. You will sign a new agreement and pay the new rate that applies.

The Residency Agreement will terminate automatically upon your death (or, if there are two of you, once both of you have passed away). Any refund due will be paid as described below.

B. Termination by McLean

After occupancy, McLean may terminate the Residency Agreement at any time, for good and sufficient cause, by giving you thirty (30) days prior written notice, unless both parties agree to a shorter notice. Good and sufficient cause shall include, but not be limited to, the following: Breach of Agreement/Failure to Pay Fees; Needs Beyond McLean's Capacity; Violation of Community Rules; Nuisance; Misrepresentation; Improper Asset Transfer; Failure to Make Financial Disclosure; or Permanent Transfer from the premises of McLean. Any refund will be paid as described below.

C. Refund

Upon termination of this agreement and after you have left the campus (no longer live on the campus, in any level of care), you (or your estate) will be entitled to a refund. The refund is based upon a declining balance due, as shown in the Refund Balance Sheet (Exhibit C). The amount due to you or your heirs shall be equal to the indicated balance as shown on the Refund Balance Sheet, minus any unpaid fees, charges, and repair costs. McLean will pay the refund to you or your estate either within thirty (30) days after the date that your former residence is re-occupied by a new resident who has executed a Residency Agreement and paid the then-applicable Entrance Fee for the residence, OR three years from the date the contract is terminated, whichever occurs first.

X. Rights of Surviving Spouse

If two residents occupy the residence and one passes away or moves out of the residence, then the surviving spouse or co-resident will maintain all rights and obligations under the Residency Agreement. The Entrance Fee refund will be calculated based on the months lived at McLean for the second resident, if any, upon the death of the second resident. Should the first resident need to be transferred to a higher level of care, and then run out of assets to pay for Skilled Nursing or Assisted Living care, the refundable component of the Entrance Fee will be used to cover these costs for the first resident before the first resident may be deemed eligible to apply for Medicaid.

XI. Marriage of a Resident

If a resident enters into marriage or invites a second person to live in the residence, the potential co-resident must submit a full application to determine that she/he meets admission standards. Once accepted, the co-resident must sign the Residency Agreement and pay the required Second Person Entrance Fee and Second Person Monthly Service Fee. The new co-resident will have full rights as outlined in the Residency Agreement.

XII. Disposition of Personal Property

If the Residency Agreement terminates, you will have thirty (30) days to vacate your residence and remove all furniture and personal possessions from the residence. If the residence is not vacated with thirty (30) days, McLean reserves the right to remove and store the possessions at your expense for up to six (6) months. After that date, the possessions may be disposed of at the owner's expense.

XIII. Tax Consequences

Payment of an Entrance Fee or other transfer of assets may have significant tax consequences. You are advised to consult with a tax professional or other qualified advisor to discuss any tax consequences of entering into the Residency Agreement.

XIV. Reserve Funding and Escrows

McLean has established a reserve fund account with US Bank National Association, Asylum Street, Hartford, CT 06103 ("US Bank"). The fund will be maintained at a level sufficient to cover one month's operating expenses for McLean Village.

McLean has also established a separate account with US Bank to hold entrance fees in trust (the "Entrance Fee Trust").

The entrance fee for existing units will be put into the Entrance Fee Trust within 72 hours of receipt by McLean for thirty (30) days or until the residency agreement is executed. Please see the attached Addendum A.

If applicable, deposits for new construction will be placed into the Entrance Fee Trust within 72 hours of receipt by McLean. Please see the attached Addendum A. The deposit will be refunded to the resident if the escrow agent receives written demand by registered or certified mail for return of the entrance fee prior to release thereof to McLean, or the entrance fee in escrow will be released to McLean at the time when all of the following conditions have been met:

- A. The sum of the entrance fees received or receivable by McLean pursuant to binding residency agreements, plus other funds in the possession of McLean, equals or exceeds the sum of seventy-five

percent of the aggregate cost of constructing, equipping and furnishing the new units; plus seventy-five percent of the reserve fund escrow required to be maintained by McLean pursuant to section 17b- 525.

- B. A commitment has been received for a permanent mortgage or other long-term financing and any conditions of the commitment prior to disbursement of funds thereunder, other than completion of the construction, have been substantially satisfied.
- C. If construction of the units has not been substantially completed, all government permits or approvals necessary prior to the commencement of construction have been obtained, and maximum price contract has been entered into between McLean and a general contractor or construction manager responsible for construction of the units, a bond covering faithful performance of the construction contract by the general contractor and a payment of all obligations arising thereunder has been issued by an insurer; a loan agreement has been entered into by the provider for an interim construction loan in an amount, when combined with the amount of the entrance fees then held in escrow plus the amount of funds from other sources then in McLean's actual possession, that will equal or exceed the estimated cost of constructing, equipping and furnishing the new units; not less than ten percent (10%) of the amount of the construction loan has been disbursed by the lender for physical construction or site preparation work completed; and orders at firm prices have been placed by McLean at not less than fifty percent in value, including installation, of items necessary for equipping and furnishing the units; or if construction of the units has been substantially completed, an occupancy permit covering the living unit has been issued by the Town of Simsbury.

The Entrance Fee Trust is held by US Bank National Association at 225 Asylum Street, 23rd Floor, Hartford, CT 06103. A copy of the escrow agreement is attached to this disclosure statement.

XV. Financial Statements

The audit for 2022/2023 for McLean Affiliates, Inc. is attached. The following is the Statement of Operations for McLean Affiliates, Inc., fiscal year ending September 30, 2023.

Net Revenue	\$30,439,290
Salaries	\$16,459,345
Benefits	\$3,636,318
Other Expenses	\$10,869,072
Provider Tax Expense	\$413,842
Total Expenses	\$31,378,577
EBITDA – Earnings Before Interest, Taxes (income tax N/A), Depreciation and Amortization	\$(939,287)
Depreciation	\$4,784,691
Debt Interest	\$2,662,102
Gain/(Loss) from Operations	\$(8,386,080)
Interest and Other Income	\$630,481
Change in Net Unrealized Gains on Investments	\$601,695
Excess of Revenue over Expenses	\$(7,153,904)

XVI. Source of Funds

Private	\$18,884,053
Medicare	\$6,090,217
Medicaid	\$4,203,172
Commercial	\$1,261,848

XVII. Condensed Audited Balance Sheet

Cash and investments	\$16,378,838
Assets whose use is limited	\$5,224,764
Property, plant and equipment	\$80,432,671
Other assets	\$3,156,459
Total assets	\$105,192,732
Current liabilities	\$5,204,153
Life Plan liabilities	\$27,784,886
Bonds payable	\$51,191,244
Net assets	\$21,012,449
Total liabilities and net assets	\$105,192,732

XVIII. Financial Forecast

McLean Affiliates, Inc.
Three Year Forecast – Fiscal Years ending September 30
In Thousands (000s)

	2024	2025	2026
	Projection	Projection	Projection
Resident Service Fees	\$ 23,405	\$ 23,157	\$ 24,000
Home Health, Hospice & Outpatient Revenue	4,250	4,486	4,574
Interest Income and Contributions	1,347	942	888
Total Operating Revenue	29,003	28,585	29,463
Operating Expenses			
Salaries & Benefits	18,954	17,229	17,746
Other Direct Expenses	6,562	5,317	5,505
Indirect Expense	5,554	6,422	6,649
Total Operating Expenses	31,070	28,967	29,899

	2024 Projection	2025 Projection	2026 Projection
Net Cash Flow From Operations	(2,067)	(382)	(436)
Entrance Fee Receipts, Net of Refunds	3,524	3,014	3,442
Debt Service (Principal & Interest)	(2,541)	(3,199)	(3,195)
Routine Capital Expenditures	(2,501)	(1,600)	(1,600)
Net Cash Flow	\$ (3,586)	\$ (2,167)	\$ (1,789)

The three year financial forecast above is presented in a cash flow format and recognizes entrance fee receipts, debt service payments and routine capital expenditures. This forecast reflects a negative net cash flow for the next three years; however, the operations show significant improvement due to cost cutting initiatives and operational changes in the skilled nursing and assisted living business lines. Expenses have been driven up due to inflationary and wage pressures. The forecast amount for FY24 was anticipated as it is within budget parameters. This forecast reflects continued improvement as we move away from the COVID-19 years. The next phase in the proposed, potential expansion of independent living is outside of the three year forecast and is anticipated to positively impact net cash flow from operations and net cash flow. In addition, an Employee Retention Tax Credit application has been submitted. Timing of receipt of funds from this Tax Credit is unknown; however, upon receipt, the funds will have a significant positive impact on operations.

XIX. Entrance Fees and Monthly Service Fees for Burkholder Apartments and Villas

Burkholder Apartments	Units	REFUNDABLE %			MONTHLY SERVICE FEE*
		0%	50%	85%	Life Plan
Birch	10	\$186,000	\$244,000	\$338,000	\$3,895
Oak	14	\$289,000	\$377,000	\$525,000	\$4,810
Beech	1	\$249,000	\$324,000	\$452,000	\$4,730
Elm	14	\$218,000	\$286,000	\$396,000	\$4,475
Maple	6	\$220,000	\$288,000	\$400,000	\$4,650
Hickory	3	\$298,000	\$390,000	\$542,000	\$4,855
Total Existing Burkholder Apartments	48				
<i>* Plus second person entrance fee of \$9,700 and second person monthly service fee of \$975 (if applicable)</i>					

Villas	Units	REFUNDABLE %			MONTHLY SERVICE FEE*
		0%	50%	85%	Life Plan
Villa – Spruce (duplex)	6	\$327,000	\$425,000	\$572,000	\$4,920
Villa - Apple	7	\$344,000	\$452,000	\$594,000	\$5,025
Total Existing Villas	13				
<i>* Plus second person entrance fee of \$9,700 and second person monthly service fee of \$975 (if applicable)</i>					
Total Proposed Villas	16				

Entrance Fee Range and Monthly Service Fees for The Goodrich

The Goodrich	Units	Entrance Fee Range (includes 0%, 50% and 85% refundable contracts)*	Monthly Service Fee*
Tupelo	1	\$204,000 - \$264,000	\$3,150
Aspen	12	\$250,000 - \$464,000	\$4,335
Poplar	13	\$292,000 - \$540,000	\$4,800
Chestnut	3	\$293,000 - \$548,000	\$4,810
Alder	3	\$345,000 - \$631,500	\$5,175
Mountain Laurel	6	\$353,000 - \$653,000	\$5,175
Dogwood	2	\$354,000 - \$640,500	\$5,175
Walnut	10	\$361,000 - \$667,000	\$5,290
White Pine	2	\$392,000 - \$709,500	\$5,405
Sycamore	3	\$416,000 - \$747,500	\$5,535
Total Existing Goodrich Apartments	55		
<i>* Plus second person entrance fee of \$9,700 and second person monthly service fee of \$975 (if applicable)</i>			

Historic Fees

	Fiscal Year 2020	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Five-year average increase
Apartments	2%	2%	2%	4.5%	6.0%	3.3%
Villas	2%	2.5%	2.5%	3.0%	6.0%	3.2%

McLean will deposit the payments you make toward your Entrance Fee in an interest-bearing escrow account with: US Bank National Association, 225 Asylum Street, 23rd Floor, Hartford, CT 06103.

McLean will not pay interest on the refund. In accordance with Connecticut law, the Entrance Fee will be held in escrow during the thirty (30) day rescission period after you sign the Residency Agreement (see discussion of your right to rescind in Section IX) and will be released to McLean once you occupy your residence.

You may be entitled to a refund of your Entrance Fee upon termination of the Residency Agreement. See Section IX for an explanation of refunds.

XX. Prepaid Obligations, Actuarial Value

No pre-paid obligations are incurred by McLean Affiliates, Inc. toward other than first generation residents. All health care charges are assessed on a daily basis when used. Incentive programs for first generation residents provide for various credits toward health care charges and are limited in quantity and utilization.

XXI. Required Filings with the Department

A copy of this Disclosure Statement, together with all of its Exhibits, and all other materials required to be filed with the Connecticut Department of Social Services pursuant to applicable statutes and regulations have been filed and may be reviewed at the Village office, during regular business hours.

XXII. Life Plan Community Contract - Attached

Life Plan Community Additional Services – Exhibit B

Village Restaurants: The Burkholder Restaurant and The Pines

Guest Meals	A la carte pricing
Resident Extra Meals	A la carte pricing
Senator’s Cafe	A la carte pricing
Guest Room	\$100 per night
Spring Cleaning	\$150 for up to two hours (i.e.: washing walls, baseboards, transferring seasonal clothes) or see the Village office staff for current market rates
Carpet Cleaning	\$35 per hour - one hour minimum or see the Village office staff for current market rates
Special Maintenance Requests	\$30 per hour – one hour minimum
Transportation	Based on availability, \$30 per hour, billed in 15-minute increments after minimum first hour Scheduled transportation outside of service area (see section VII B 6 for service area)
New Key/Extra Key	\$25 per key (receive two sets of keys upon move in)
New Key Fob	\$75 per fob
Physician/Dentist/ Barber/Beauty/Podiatry	Fees established by provider
Carport Fee	\$50 per month
Transfer Fee	\$7,000 (villa), \$6,000 (apartment), \$5,500 (cottage)

RESIDENT ACKNOWLEDGEMENT

Pursuant to Connecticut General Statutes §17b-522(a) McLean Affiliates, Inc. advises you that:

1. A life plan community contract is a financial investment and your investment may be at risk
2. The provider's ability to meet its contractual obligations under such contract depends on its financial performance
3. You are advised to consult an attorney or other professional experienced in matters relating to investments in life plan communities before you sign a contract for residency
4. The Connecticut Department of Social Services does not guarantee the security of your investment

I (we) hereby acknowledge that I (we) have reviewed the above statement and the Life Plan Community Contract I (we) will execute with McLean Affiliates, Inc.

Signature of Resident

Date

Signature of Resident

Date

Signature of Legal Representative (if applicable)

Date

Statement of Escrow Agent

U.S. Bank National Association, as escrow agent (the "Escrow Agent") hereby affirms and swears that it holds, as escrow agent for McLean Affiliates, Inc., funds pursuant to the attached Entrance Fee Escrow Agreement dated as of February 15, 2010, which states that the funds so held are those required by sections Section 17b-524 of the Connecticut General Statutes, as amended to date, and funds pursuant to the attached Operating Reserve Escrow Agreement dated as of February 15, 2010, which states that the funds are so held are those required by Section 17b-525 of the Connecticut General Statutes, as amended to date.

IN WITNESS WHEREOF, the undersigned Escrow Agent has caused this Statement to be executed by its duly authorized officer as of the 15th day of February 2024.

U.S. Bank National Association, as Escrow Agent

By: *Phillip G. Kane, Jr.*
Name: Phillip G. Kane, Jr.
Title: Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

Personally appeared Phillip G. Kane, Jr., the Vice President of U.S. Bank National Association, being the duly authorized signer of the foregoing instrument acknowledged the same to be the free act and deed of such officer and the free act and deed of the Escrow Agent, before me.

Susan P. McNally
Notary Public

SUSAN P. MCNALLY
Notary Public, State of Connecticut
My Commission Expires March 31, 2025

